



City of Carmel

CARMEL PLAN COMMISSION MEETING AGENDA

SEPTEMBER 18, 2007

6:00 p.m.

City Hall, 2nd Floor

One Civic Square

Carmel, IN 46032

Agenda Items

- A. Call Meeting to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Declaration of Quorum**
- E. Approval of Minutes**
- F. Communications, Bills, Expenditures, & Legal Counsel Report**

1F. Overview of how the Open Door Law restricts activities of Commission members

G. Reports, Announcements, & Department Concerns

H. Public Hearings

1H. Docket No. 07070003 Z: 146th & Gray Rezone (146th St Office Complex)

The applicant seeks approval to rezone 11.6 acres from S-1/Residence to B-1/Business for an office development. The site is located at the southeast corner of 146th St. and Gray Rd. Filed by Kelli Lawrence of Hearthview Residential, LLC.

2H. Docket No. 07070004 PP: 146th St Office Complex

The applicant seeks primary plat approval for 5 lots on 11.6 acres. The site is located at the southeast corner of 146th St. and Gray Rd. and is zoned S-1/Residence, pending a B-1/Business rezone. Filed by Kelli Lawrence of Hearthview Residential, LLC.

3H. Docket No. 07070038 PP: Patel Estates

The applicant seeks primary plat approval for 2 lots on 5.04 acres.
The site is located at 13300 Six Points Rd. and is zoned S-1/Residence.
Filed by Mukkaish Patail.

4H. Docket No. 07070037 Z: Dixie Highway Addition, lot 5 pt

The applicant seeks approval to rezone 0.41 acres from R-3/Residence to B-1/Business within the Home Place Business District. The site is located at 10696 N College Ave.
Filed by E. Davis Coots of Coots, Henke & Wheeler, and P.C.

5H. TABLED TO OCTOBER 16:

Docket No. 07070059 DP/ADLS: 531 S Guilford Rd (Kousa Street Cottages)

~~The applicant seeks site plan and design approval for 33 single family homes on 6 acres.
The site is located at 531 S Guilford Rd. and is zoned B-7/Business.
Filed by Justin Moffett of Uptown Partners, LLC.~~

6H. TABLED TO OCTOBER 16:

Docket No. 07080024 PP: Kousa Street Cottages (531 S Guilford Rd)

~~The applicant seeks primary plat approval for 33 lots on 6 acres. Also, subdivision waivers requested are:~~

~~**Docket No. 07080025 SW** **SCO 8.09.01** **sidewalks on both sides of street**~~

~~**Docket No. 07080026 SW** **SCO 6.03.20** **private streets**~~

~~**Docket No. 07080027 SW** **SCO 6.05.01** **minimum lot width of 50 ft at R/W**~~

~~The site is located at 531 S Guilford Rd. and is zoned B-7/Business.~~

~~Filed by Jim Shinaver of Nelson & Frankenberger for Uptown Partners, LLC.~~

7H. Docket No. 07070040 PP: Chesterton Woods Subdivision

The applicant seeks primary plat approval for 14 lots on 9 acres. The applicant also seeks the following subdivision waiver approvals:

Docket No. 07070041 SW **SCO Chapter 6.05.01** **minimum lot width of 50-ft**

Docket No. 07070042 SW **SCO Chapter 6.03.15** **street curvature radius**

Docket No. 07070043 SW **SCO Chapter 7.05.07** **percent of woodland clearing**

The site is located at 2405 E 99th Street, near Haverstick Rd. and is zoned S-2/Residence-ROSO. Filed by Matt Skelton of Baker & Daniels LLP for 56th Development, LLC.

8H. Docket No. 07070058 PP: The Legacy (Residential Phase 1)

The applicant seeks primary plat approval for 126 lots on 83.34 acres. The site is located at the 6600 block of E. 146th St. and is zoned PUD/Planned Unit Development. Filed by Ed Fleming of Stoeppelwerth & Assoc. for Platinum Properties, LLC.

9H. Docket No. 07070060 DP/ADLS: Old Meridian Shoppes at Providence, Phase 2

The applicant seeks site plan and design approval for 1 mixed-use building on 2.5 acres. The site is located at the northeast corner of Old Meridian St. and Carmel Dr and is zoned OM-V/Old Meridian Village. Filed by Buckingham Co.

10H. Docket No. 07080028 OA: Carmel Dr-Range Line Road Overlay Sunset Amendment

The applicant seeks to Amend the Zoning Ordinance, *Chapter 23F: Carmel Drive-Range Line Road Overlay Zone* in order to extend the sunset clause. Filed by the Carmel Department of Community Services.

11H. Docket No. 07090002 OA: US 31 Overlay - Hotel/Cultural/Entertainment uses

The applicant seeks to Amend the Zoning Ordinance, *Chapter 23B: US Highway 31 Corridor Overlay Zone* in order to limit hotel and other cultural/entertainment land uses. Filed by the Carmel Department of Community Services

12H. Docket No. 07080030 Z: SW Old Town C-2 Rezoning, additional parcels

The applicant seeks approval to rezone 2 parcels from B-1/Business to C-2/Old Town. The sites are located at 230 South Range Line Road and along First Avenue SW. Filed by the Carmel Department of Community Services.

I. Old Business

1I. Docket No. 07070024 Z: SW Old Town C-2 Rezoning

The applicant seeks approval to rezone 57 parcels from R-2/Residence, B-1/Business, B-2/Business, B-3/Business and I-1/Industrial to C-2/Old Town. The sites are located in Old Town and along Third Avenue SW. Filed by the Department of Community Services.

2I. Docket No. 07020020 OA: US 31 & 421 Overlay Architectural Design Amendment

The applicant seeks to Amend the Zoning Ordinance, *Chapter 23B: US Highway 31 Corridor Overlay Zone* and *Chapter 23C: US Highway 421 – Michigan Road Corridor Overlay Zone*, in order to amend the Architectural Design Requirements. Filed by the Carmel Department of Community Services.

3I. Docket No. 07070005 DP/ADLS: Old Meridian Professional Village

The applicant seeks site plan and design approval for 7 buildings on 6.25 acres. The site is located at 12346 Old Meridian St. and is zoned OM/O – Old Meridian District, Office. Filed by Paul Reis of Bose McKinney & Evans for ALTA Business Communities, LLC.

4I. Docket No. 07070007 DP Amend/ADLS: Weston Pointe - Outlot 3

The applicant seeks site plan and design approval for a multi-tenant retail building. The site is located at 11145 N Michigan Rd. and is zoned B-2/Business within the US 421 Overlay. Filed by Jim Peck and Darci Pellom of Civil Designs, LLP.

J. Adjournment